

July

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All [Planning Commission](#) meetings begin at 8:15 p.m., unless otherwise noted.

PLANNING COMMISSION MEETING AGENDA

Wednesday, July 11, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
SE-00-V-046	James Turner, Trustee	Cathy Belgin	Deferred to 10/25/01
SPA-84-M-009-2	Dar-al-Hijrah Islamic Center, Inc.	Juan Bernal	Rec. denial to BZA
AR-91-D-009	Clive and Daniel Duval	Tracy Swagler	Rec. approval
AF-01-H-001	Hiu Newcomb Family LLC	Tracy Swagler	Rec. approval

[SCHEDULED DECISIONS](#)

RZ/FDP-2001-MV-006	Huntington Station LLC	Cathy Belgin	Rec. approval
PCA-92-V-032-2	LCOR/JV Acquisition LLC	Cathy Belgin	Rec. approval
SEA-88-V-025	Huntington Station LLC	Cathy Belgin	Rec. approval

PLANNING COMMISSION AGENDA
WEDNESDAY, JULY 11, 2001

7:30 p.m. The Planning Commission's **Housing Committee** will meet in the Board Conference Room

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

AR-91-D-009 - CLIVE L. DUVAL, III AND DANIEL H. DUVAL - Appl. authorized by Chap. 115, Fairfax County Code to preserve significant A&F lands in the County on prop. located at the intersect. of Dolley Madison Blvd. & Buchanan St. on approx. 52.40 ac. zoned R-1, R-2 & HC. A&F Dist. Advisory Committee Rec.: Approve. Tax Map 30-2((1))40, 41, 46, 63 & 64. DRANESVILLE DISTRICT.

AF-01-H-001 - HIU NEWCOMB FAMILY LLC - Appl. authorized by Chap. 11, Fairfax County Code to preserve significant A&F lands in the Co. on prop. located on the S. side of Leesburg Pi., approx. 600 ft. W. of Beulah Rd.; & W. of Beulah Rd. across fr. Bent Creek La. on approx. 31.31 ac. zoned PDH-1 & R-A. A&F Dist. Advisory Committee Rec.: Approve. Tax Map 19-1((1))32; 19-1((3))1A, 3A; 19-3((1))42. HUNTER MILL DISTRICT.

SPA-84-M-009-2 - DAR-AL-HIJRAH ISLAMIC CENTER, INC. - Appl. under Sect. 3-303 of the Zoning Ord. to amend SP-84-M-009 previously approved for a place of worship to permit a private school of general education which has an enrollment of 100 or more students daily on prop. located at 3159 Row St. on approx. 3.32 ac. zoned R-3 & HC. Mason District. Tax Map 51-3 ((1)) 19B. MASON DISTRICT. (ADMIN. HEARING ONLY.)

SE-00-V-046 - JAMES D. TURNER, TRUSTEE - Appl. under Sect. 2-904 of the Zoning Ord. to permit uses in a floodplain on prop. located generally to the N.W. of Cedar Rd. & Dogue Dr. on approx. 7.53 ac. zoned R-2 & HC. Tax Map 109-2((3))(E)13-20; 109-2((3))(C)7-11. MT. VERNON DISTRICT.

RZ-2001-MV-006/FDP-2001-MV-006 - HUNTINGTON STATION LLC - Appls. to rezone from C-3 to PDH-16 to permit resident. dev. at a density of du/ac & approval of the conceptual & final dev. plans on prop. generally located on the N. side of Huntington Ave., approx. 200 ft. E. of Metroview Pkwy. on approx. 3.63 ac. Comp. Plan Rec: Office w/option for resident. Tax Map 83-1((1))53B. (Concurrent w/PCA-92-V-032-2 & SEA 88-V-025.) MT. VERNON DISTRICT. (DECISION-ONLY)

PCA-92-V-032-2 - LCOR/JV ACQUISITION L.L.C. AND HUNTINGTON STATION LLC - Appl. to amend the proffers for RZ-92-V-032 previously approved for office dev. at an FAR of .66 in order to delete land area on prop. generally located in the N.E. quadrant of Huntington Ave. & Metroview Pkwy. on approx. 7.06 ac. zoned C-3. Comp. Plan Rec: Office

w/option for resident. Tax Map 83-1((1))53A & 53B. (Concurrent w/SEA-88-V-025 & RZ/FDP-2001-MV-006.) MT. VERNON DISTRICT. (DECISION-ONLY)

SEA-88-V-025 - HUNTINGTON STATION LLC - Appl. under Sect. 2-904 of the Zoning Ord. to amend SE-88-V-025 previously approved for uses in a floodplain to permit additional fill on prop. located at 2414 Huntington Ave. on approx. 3.63 ac. zoned PDH-16. Tax Map 83-1((1))53B. (Concurrent w/PCA-92-V-032-2 & RZ/FDP-2001-MV-006.) MT. VERNON DISTRICT. (DECISION-ONLY)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 11, 2001**

DEFERRAL: SE-00-V-046 - JAMES D. TURNER, TRUSTEE - P/H to 10/25/01

DECISIONS ONLY: RZ/FDP-2001-MV-006 - HUNTINGTON STATION LLC
PCA-92-V-032-2 - LCOR/JV ACQUISITION LLC & HUNTINGTON STATION
SEA-88-V-025 - HUNTINGTON STATION LLC (P/H held on 6/28/01)

ADMINISTRATIVE HEARING: SPA-84-M-009-2 - DAR-AL-HIJRAH ISLAMIC CENTER

FEATURES SHOWN: FSA-B00-89-1 - XM Satellite - 7920 Woodruff Court
FS-P01-33 - Nextel - 8130 Porter Road
FS-P01-34 - Nextel - 3020 Hamaker Court

AR-91-D-009 - CLIVE L. DUVAL, III & DANIEL H. DUVAL

NO SPEAKERS

AF-01-H-001 - HIU NEWCOMB FAMILY LLC

1. Kimberly Parks
9731 Middleton Ridge Road
Vienna, VA 22180

PLANNING COMMISSION MEETING AGENDA

Thursday, July 12, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
PCA-C-696-3	DSV Dulles Fox Mill L.P.	Bill Mayland	Rec. approval
CSP-86-C-121-2	Westerra Reston LLC	Cathy Belgin	Deferred to 9/20/01
RZ-2000-LE-023	Tavares Concrete Co, Inc.	Cathy Lewis	Deferred to 10/18/01
RZ/FDP-1999-PR-029	Coscan Washington, Inc.	Cathy Lewis	D/O to 7/26/01
SEA-86-P-104-3	Spacenet Real Estate Holdings, LLC	Cathy Belgin	Deferred to 10/4/01
RZ-2000-MD-062	Tavares Concrete Company Inc.	Cathy Lewis	Rec. approval

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
PCA-87-C-060-8	Batman/McNair Associates, L.P	Bill Mayland	Rec. approval
RZ-2000-PR-052	Decorus Incorporated	Cathy Belgin	Deferred to 9/6/01
RZ-2001-PR-004	Larry and Carol Boehly	Chuck Burnham	Deferred to 7/18/01

PLANNING COMMISSION AGENDA
THURSDAY, JULY 12, 2001

6:30 p.m. The Planning Commission's **Residential Development Criteria Committee** will meet in the Board Conference Room.

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

PCA-87-C-060-8 - BATMAN/MCNAIR ASSOCIATES, L.P. - Appl. to amend the proffers for RZ-87-C-060 concerning the Housing Trust Fund contribution/ADUs in order to modify the proffers for affordable housing on prop. located generally on the N. side of Coppermine Rd., approx. 300 ft. E. of its intersect. w/Centreville Rd. on approx. 3.12 ac. zoned PDH-16. Comp. Plan Rec: Mixed use. Tax Map 16-3((1))38D. HUNTER MILL DISTRICT. (DECISION ONLY.)

PCA-C-696-3 - DSV DULLES FOX MILL L.P. - Appl. to amend the proffers for RZ-C-696 to permit mixed use dev. w/an overall FAR of 0.99 on prop. located on the S. side of Fox Mill Rd., approx. 1,100 ft. E. of Horse Pen Rd. on approx. 63.12 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4((5))2-5, 7 & 8; 16-1((25))1 & 6. HUNTER MILL DISTRICT.

CSP-86-C-121-2 - WESTERRA RESTON LLC - Appl. under Sect. 12-210 of the Zoning Ord. for approval of a Comprehensive Sign Plan for mixed use dev. approved in RZ-86-C-121 on prop. located on the N. side of Sunset Hills Rd., E. of the Fairfax County Pkwy., W. of Town Ctr. Pkwy. & S. of W&OD Trail on approx. 18.48 ac. zoned PRC. Tax Map 17-3((1))34, 34A, 34B & 1B. HUNTER MILL DISTRICT.

RZ-2000-LE-023 - TAVARES CONCRETE COMPANY, INC. - Appl. to rezone fr. R-1 to I-5 to permit industrial uses w/an overall FAR of 0.14 on prop. located on the E. side of Cinder Bed Rd., approx. 1,500 ft. N. of Hill Park Dr. on approx. 40,511 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 99-2((1))17. LEE DISTRICT.

RZ-2000-MD-062 - TAVARES CONCRETE COMPANY INC. - Appl. to rezone fr. I-4 to I-5 to permit industrial dev. w/an overall FAR of 0.25 on prop. located on the W. side of Cinder Bed Rd., approx. 2,600 ft. N. of its intersect. w/Newington Rd. on approx. 11.37 ac. Comp. Plan Rec: Industrial. Tax Map 99-2((1))10. MT. VERNON AND LEE DISTRICTS.

RZ-1999-PR-029/FDP-1999-PR-029 - COSCAN WASHINGTON, INC. - Appls. to rezone fr. R-3 to PDH-8 to permit resident. dev. at a density of 4.63 du/ac & approval of the conceptual & final dev. plans on prop. generally located in the S.E. quadrant of the intersect. of Gallows Rd. & Cottage St. & N. of I-66 on approx. 10.14 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 49-2((1))11, 11A; 49-2((3))5-8 & 10-19. PROVIDENCE DISTRICT.

SEA-86-P-104-3 - SPACENET REAL ESTATE HOLDINGS, LLC - Appl. under Sect. 5-404 of the Zoning Ord. to amend SE-86-P-104 previously approved for a satellite earth station to permit replacement of three existing approved satellite earth stations w/three larger satellite earth stations on prop. located at 1750 Old Meadow Rd. on approx. 4.00 ac. zoned I-4 & HC. Tax Map 29-4((6))100A. PROVIDENCE DISTRICT.

RZ-2000-PR-052 - DECOROUS INCORPORATED - Appl. to rezone from R-1 to R-3 to permit resident. dev. at a density of 2.0 du/ac on prop. located on the E. side of Woodford Rd., approx. 500 ft. N. of its intersect. w/Wolftrap Rd. on approx. 1.00 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-1((1))37. PROVIDENCE DISTRICT. (DECISION-ONLY)

S01-III-BR1- OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County in accordance w/the Code of VA, Title 15.2, Chap. 22. concerning approx. 34 ac. known as Land Bay A, located N. of I-66, W. of West Ox Rd. & S. of Fair Lakes Pkwy. The site is located in the Fairfax Center area of the Comprehensive Plan. The adopted Plan allows office mixed use up to .45 FAR at the overlay level w/an option for resident. use up to .45 FAR. The proposed Plan Amendment will consider changes to allow retail use & public facility use, incl. a forensic facility. (Tax Map 55-2((1))15). SPRINGFIELD (FORMERLY SULLY) DISTRICT.

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 12, 2001**

DECISIONS ONLY: PCA-87-C-060-8 - BATMAN/MCNAIR ASSOCIATES, L.P. (PH on 5/23/01)
 RZ-2000-PR-052 - DECOROUS INCORPORATED (PH on 6/21/01)
 RZ-2001-PR-004 - LARRY & CAROL BOEHLY (PH on 5/31/01)

DEFERRALS: S01-III-BR1- OUT-OF-TURN PLAN AMENDMENT - PH to 9/12/01
 SEA-86-P-104-3 - SPACENET REAL ESTATE HOLDINGS - PH to 10/4/01

FEATURES SHOWN:

Braddock	FS-B01-35 - Nextel - 9537 Helenwood Drive - Deadline 7/18/01
Hunter Mill	FS-H01-31 - AT&T, 8614 Westwood Drive - Deadline 9/20/01
Lee	FS-L00-128 - Sprint PCS - 6350 Walker Lane - Deadline 10/1/01
Mason	FS-M01-39 - Nextel - 5225 Backlick Road - Deadline 8/13/01
Mt. Vernon	456A-V85-11-1 - Verizon - 8203 Backlick Road - Deadline 7/31/01
	FS-V01-25 - Sprint - 10112 Furnace Road - Deadline 9/7/01
Providence	FSA-P96-9-1 - Verizon - 1950 Old Gallows Road - Deadline 7/31/01
	FS-P01-19 - Verizon, 2311 Pimmit Road - Deadline 9/30/01
	FS-P01-24 - Verizon, 3050 Chain Bridge Road - Deadline 7/31/01
	FS-P01-30 - AT&T, 7701 Shreve Road - Deadline 9/20/01
	FS-P01-36 - Nextel - 8100 Oak Street - Deadline 8/5/01
	FS-P01-37 - Nextel - Vienna Metro Station - Deadline 8/6/01

RZ/FDP-1999-PR-029 - COSCAN WASHINGTON, INC.

1. Eugene Barnes, Chairman
 Stenhouse Citizens Task Force
 2551Gallows Road
 Dunn Loring, VA 22027

RZ-2000-MD-062 - TAVARES CONCRETE COMPANY (Lee and Mt. Vernon)

PCA-C-696-3 - DSV DULLES FOX MILL L.P. (Hunter Mill)

CSP-86-C-121-2 - WESTERRA RESTON LLC

RZ-2000-LE-023 - TAVARES CONCRETE COMPANY, INC.

PLANNING COMMISSION MEETING AGENDA

Wednesday, July 18, 2001

This page provides the applications to be heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2000-MV-066 PCA-1996-MV-037-4	South Station LLC South Station LLC	Peter Braham Peter Braham	Continued hrg. to 7/19/01 Continued hrg. to 7/19/01
RZ-2001-PR-012 SEA-94-P-061	Potomac Dev. Corp. Potomac Dev. Corp.	Bill Mayland Bill Mayland	Rec. approval Rec. approval
CDPA/FDPA-87-P-108	David Talton	Kris Abrahamson	Deferred to 7/26/01
S00-III-UP3	Out-of-Turn Plan Amend.	Alison Kriviskey	Rec. approval
S00-III-UP4	Out-of-Turn Plan Amend.	Steve McGregor	Rec. approval

SCHEDULED DECISIONS

SE-00-S-038 (now Mt. Vernon)	Jagdish Berry	Fran Burns	Deferred to 7/25/01
RZ-2001-PR-004	Larry & Carol Boehly	Chuck Burham	Deferred to 7/26/01

PLANNING COMMISSION AGENDA
WEDNESDAY, JULY 18, 2001

6:30 p.m. The Planning Commission's **Residential Development Criteria Committee** will meet in the Board Conference Room.

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

RZ-2000-MV-066/FDP-2000-MV-066 - SOUTH STATION LLC - Appls. to rezone fr. PDH-5 & R-1 to PDH-3 to permit resident. dev. at a density of 1.41 du/ac & a church as a secondary use & approval of the conceptual & final dev. plans on prop. located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersect. w/Lorton Rd. on approx. 7.09 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 107-2((1))23, 24 pt. & 46 pt. (Concurrent w/PCA-1996-MV-037-4.) MT. VERNON DISTRICT.

PCA-1996-MV-037-4 - SOUTH STATION LLC - Appl. to amend RZ-1996-MV-037 previously approved for mixed use dev. to delete land area for inclusion within RZ-2000-MV-066 on prop. located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersect. w/Lorton Rd. on approx. 30,930 sq. ft. of land zoned PDH-5. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))46 pt. (Concurrent w/RZ/FDP-2000-MV-066.) MT. VERNON DISTRICT.

SE-00-S-038 - JAGDISH BERRY - Appl. under Sect. 3-804 of the Zoning Ord. to permit a child care center w/an enrollment of 100 or more students daily on prop. located generally in the S.W. quadrant of the intersect. of Edinburgh Dr. & Lake Pleasant Dr. on approx. 1.62 ac. zoned R-8. Tax Map 98-2((8))G. MOUNT VERNON DISTRICT (formerly Springfield District). (DECISION ONLY.)

RZ-2001-PR-012 - POTOMAC DEVELOPMENT CORPORATION - Appl. to rezone fr. I-5 & HC to C-6 & HC to permit commercial uses w/an overall FAR of 0.16 on prop. located generally in the N.E. quadrant of the intersect. of Lee Hwy. & Prosperity Ave. on approx. 2.26 ac. Comp. Plan Rec: Retail. Tax Map 49-3((1))72B, 72C, 73, 73A & 73D. (Concurrent w/SEA-94-P-061.) PROVIDENCE DISTRICT.

SEA-94-P-061 - POTOMAC DEVELOPMENT CORPORATION - Appl. under Sect. 7-607 of the Zoning Ord. to amend SE-94-P-061 previously approved for a drive-in bank to permit bldg. addition, site modifications and incr. in land area on prop. located at 8414 Lee Hwy. on approx. 2.26 ac. zoned C-6 & HC. Tax Map 49-3((1))72B, 72C, 73, 73A & 73D. (Concurrent w/RZ-2001-PR-012.) PROVIDENCE DISTRICT.

CDPA-87-P-108/FDPA-87-P-108 - DAVID N. TALTON - Appls. to amend the conceptual & final dev. plans for RZ-87-P-108 to permit resident. dev. at a density of 4.0 du/ac on prop. located on the S. side of Courthouse Rd., betw. Hatmark St. & Edgelea Rd. on approx. 8.96 ac.

zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1((37))A, 1-24; 25A, 26A, 27-29; 31-38. PROVIDENCE DISTRICT.

S00-III-UP3 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of VA, Title 15.2, Chap. 22 concerning approx. 24 ac. located E & W of Rugby Rd., S of the Fairfax County Pkwy. & N of Rt. 50. Part of the subj. area is included the Upper Potomac Planning Dist., UP8 Lee-Jackson Community Planning Sector. This portion of the subj. area is planned for resident. use at 1-2 du/ac w/an option for resident. use at 4-5 du/ac per acre w/consolidation, & dev. that is compatible w/adjacent Fair Woods subdivision. The remainder of the subj. area is in the Fairfax Center Area, Land Unit A, Sub-unit A1. This area is planned at the baseline level for resident. use at 2 du/ac & at the overlay level for resident. use at 5 du/ac, w/conditions for consolidation & compatibility w/adjacent Fair Woods subdivision. The Plan Amend. will consider revising the Plan conditions, including but not limited to land consolidation. Recommendations relating to the transportation network may also be modified. Tax Map 45-2((2))2-18, 30, 31, & 32A. SULLY DISTRICT.

S00-III-UP4 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of VA, Title 15.2, Chap. 22 concerning approx. 10 ac. The parcel is planned for retail & townhouse office use up to a .25 FAR. The Plan Amendment will consider multi-family resident. use as an option w/a density of up to 25 du/ac. Recommendations relating to transportation facilities may also be modified. Tax Map 34-4((1)) parcel 9. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 18, 2001**

DEFERRALS: CDPA/FDPA-87-P-108 - DAVID N. TALTON - P/H to 7/26/01
RZ-2001-PR-004 - LARRY & CAROL BOEHLER (P/H held on 5/31/01) - D/O to 7/26/01
SE-00-S-038 - JAGDISH BERRY (P/H held on 3/28/01) (**Mt. Vernon**) - D/O to 7/25/01

FEATURE SHOWN: FS-V01-25 - Sprint - 10112 Furnace Road

RZ-2001-PR-012 - POTOMAC DEVELOPMENT CORPORATION
SEA-94-P-061 - POTOMAC DEVELOPMENT CORPORATION

1. Ralph Thompson
Merrifield Lions Club
9074 Loreleigh Way
Fairfax, VA 22031

S00-III-UP4 - OUT-OF-TURN PLAN AMENDMENT
(Sully)

NO SPEAKERS

S00-III-UP3 - OUT-OF-TURN PLAN AMENDMENT
(Sully)

NO SPEAKERS

RZ/FDP-2000-MV-066 - SOUTH STATION, LLC
PCA-1996-MV-037-4 - SOUTH STATION, LLC

- | | |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Charles Hiltz
9105 Wildwood Street
Lorton, VA 22079 | 4. Denver Davis
6334 Fenestra Court
Burke, VA 22015 |
| 2. Daniel Hopkins, Pastor
Grace Bible Church
3035 Creel Court
Woodbridge, VA 22192 | 5. Nancy Tolley
9213 Gilmore Drive
Lorton, VA 22079 |
| 3. Gregory Schuckman
Lorton Station Civic Association
7735 Porters Hill Lane
Lorton, VA 22079 | 6. James Sanders
9515 Unity Lane
Lorton, VA 22079 |
| | 7. Dane Work
Address unknown |

PLANNING COMMISSION MEETING AGENDA

Thursday, July 19, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
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PCA/FDP-1996-LE-034	DPWES	Peter Braham	Defer to 7/25/01
PCA-82-L-030-11	DPWES	Peter Braham	Defer to 7/25/01
FDP-82-L-030-8	DPWES	Peter Braham	Defer to 7/25/01

S00-III-UP2 (HM & Sully)	Out-of-Turn Plan Amend.	Denise James	D/O to 7/26/01
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PCA-1996-MV-037-5	South Station L.L.C.	Mary Ann Godfrey	Rec. approval
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RZ-2001-SU-003	Pulte Home Corporation	Amy Parker	D/O to 7/26/01
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RZ/FDP-2000-MV-066	South Station LLC	Peter Braham	D/O to 9/5/01
PCA-1996-MV-037-4	South Station LLC	Peter Braham	D/O to 9/5/01
(PC continued public hearing from 7/18/01)			

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
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RZ/FDP-2000-PR-064	S&R Developers, Inc.	Mary Ann Godfrey	D/O to 9/13/01
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PLANNING COMMISSION AGENDA
THURSDAY, JULY 19, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

S00-III-UP2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Va, Title 15.2, Chap. 22 concerning Tax Map Parcels 24-2((1))1, 2, 3, 4 & 10, approx. 74.44 ac. bounded by Frying Pan Rd. on the NE, by Rt. 28 on the W. & situated to the N. of the terminus of Park Center Rd. The area is planned for public park & office use up to .15 FAR w/options for office use up to .35 FAR & mixed use dev. to include hotel, conference center, trade or cultural facilities w/conditions. The Plan Amend. will consider a mix of uses including dev. containing office, retail & multi-family resident. up to a maximum of .5 FAR. Recommendations relating to design, public facilities & the transportation network may also be modified. HUNTER MILL & SULLY DISTRICTS.

PCA-1996-LE-034 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - Appl. to amend the proffers for RZ-1996-LE-034 previously approved for housing for the elderly & a medical facility to permit public uses (regional library & interim athletic fields) w/an overall FAR of 0.11 on prop. located generally in the S.E. quadrant of the intersect. of Beulah St. & Manchester Blvd. on approx. 2.19 ac. zoned PDH-8. Comp. Plan Rec: 1-2 du/ac w/option for commercial uses, elderly housing & public serving uses. Tax Map 91-3((9))8A pt. (Concurrent w/FDP- 1996-LE-034, PCA-82-L-030-11 & FDP-82-L-030-8.) LEE DISTRICT.

FDP-1996-LE-034 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. to approve the final dev. plan for RZ-1996-LE-034 to permit public uses (regional library & interim athletic fields) on prop. located in the S.E. quadrant of the intersect. of Beulah St. & Manchester Blvd. on approx. 2.19 ac. zoned PDH-8. Tax Map 91-3((9))8A pt. (Concurrent w/PCA-1996-LE-034, PCA-82-L-030-11 & FDP-82-L-030-8.) LEE DISTRICT.

PCA-82-L-030-11 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - Appl. to amend the proffers for RZ-82-L-030 previously approved for housing for the elderly to permit public uses (regional library & interim athletic fields) w/an overall FAR of 0.11 on prop. located generally in the S.E. quadrant of the intersect. of Beulah St. & Manchester Blvd. on approx. 4.55 ac. zoned PDH-8. Comp. Plan Rec: 5-8 du/ac w/option for commercial uses, elderly housing & public serving uses. Tax Map 91-3((9))8A pt. (Concurrent w/PCA-1996-LE-034, FDP-1996-LE-034 & FDP-82-L-030-8.) LEE DISTRICT.

FDP-82-L-030-8 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. to approve the final dev. plan for RZ-82-L-030 to permit public uses (regional library & interim athletic fields) on prop. located generally in the S.E. quadrant of the intersect. of Beulah St. & Manchester Blvd. on approx. 4.55 ac. zoned PDH-8. Tax Map 91-

3((9))8A pt. (Concurrent w/ PCA-1996-LE-034, FDP-1996-LE-034 & PCA-82-L-030-11.) LEE DISTRICT.

PCA-1996-MV-037-5 - SOUTH STATION L.L.C. - Appl. to amend the proffers for RZ-1996-MV-037 approved for mixed use dev. on prop. located on the N. side of Lorton Rd., E. of the RF&P Railroad right-of-way on approx. 116.84 ac. zoned PDH-5 & PDC. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))42, 43 pt., 44, 46 pt., 47 pt., 48-51 & 107-4((1))17A1 pt. & 96. MT. VERNON DISTRICT.

RZ-2001-SU-003 - PULTE HOME CORPORATION - Appl. to rezone from R-1 & WS to R-2 & WS to permit cluster resident. dev. at a density of 2.27 du/ac incl. bonus density for the provision of ADUs on prop. generally located S. of I-66, & on the N. side of Westbrook Dr., approx. 2,375 ft. E. of its intersect. w/Stringfellow Rd. on approx. 44.45 ac. Comp. Plan Rec: Fairfax Center Area: Maximum of 2.5 du/ac at the overlay level. Tax Map 55-1((7))27-29; 55-2((2)) 12-14, 24-26; 55-2((3))F & 55-2((4))B & a portion of Steuben Pike public right-of-way to be vacated and/or abandoned. (Approval of this appl. may enable the vacation and/or abandonment of portions of the public rights-of-way for Steuben Pike to proceed under Sect. 15.2-2272 (2) of the Code of VA) SULLY DISTRICT.

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 19, 2001**

DEFERRALS: RZ/FDP-1999-PR-034 - COURTYARD MANAGEMENT CORP. - PH to 9/13/01
PCA/FDPA-1996-LE-034 - DPWES/KINGSTOWNE LIBRARY - PH to 7/25/01
PCA-82-L-030-11- DPWES/KINGSTOWNE LIBRARY - "" "" "" ""
FDPA-82-L-030-8- DPWES/KINGSTOWNE LIBRARY - "" "" "" ""

DECISION ONLY: RZ/FDP-2001-PR-064 - S&R DEVELOPMENT, INC. (PH held on 5/30/01)

FEATURES SHOWN:

Braddock FS-B01-35 - Nextel - 9537 Helenwood Drive
Mt. Vernon 456A-V85-11-1 - Verizon - 8203 Backlick Road
Providence FS-P01-24 - Verizon - 3050 Chain Bridge Road
 FS-P01-36 - Nextel - 8100 Oak Street
 FS-P01-37 - Nextel - Vienna Metro Station
 FSA-P96-9-1 - Verizon - 1950 Old Gallows Road
 456A-P84-14-1 - Verizon - 8301 Arlington Boulevard

RZ/FDP-2000-MV-066 - SOUTH STATION, LLC (Public Hearing continued from 7/18/01)
PCA-1996-MV-037-4 - SOUTH STATION, LLC

Public hearing closed - decision deferred to September 5, 2001.

RZ-2001-SU-003 - PULTE HOME CORPORATION

- | | |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 1. Lorilei Ryan
5003 Whisper Willow Drive
Fairfax, VA 22030 | 6. Charles Tompkins
President, Ashton Wells HOA
5152 Gagne Court
Fairfax, VA 22030 |
| 2. Cassandra Chandler
12804 Owens Glen Drive
Fairfax, VA 22030 | 7. Tim Kissler
5164 Gagne Court
Fairfax, VA 22030 |
| 3. Millie Schoepe
Westbrook Civic Association
12910 Westbrook Drive
Fairfax, VA 22030 | 8. Louise Weller
13006 Westbrook Drive
Fairfax, VA 22030 |
| 4. Craig Andrews
12904 Westbrook Drive
Fairfax, VA 22030 | 9. Susan Woodaman
12816 Westbrook Drive
Fairfax, VA 22030 |
| 5. Hesham Dawoud, President
Fair Lakes Cove HOA
13095 Monica Court
Fairfax, VA 22030 | 10. Ray Cardinal
President, Brookshire Woods HOA
4876 Annamohr Drive
Fairfax, VA 22030 |

**PLANNING COMMISSION AGENDA/SPEAKERS LIST
THURSDAY, JULY 19, 2001**

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S00-III-UP2 - OUT-OF-TURN PLAN AMENDMENT (Sully)

1. Thomas Gilmore
Dulles Center Task Force
2746 Copper Creek Road
Herndon, VA 20171
2. John Stevens
13505 Copper Ridge Dr.
Oak Hill VA 20171
3. Chase Brandon
2715 Cooper Creek Road
Herndon, VA 20171
4. Frank Peterson
13525 Copper Bed Road
Herdon, VA 20171
5. Keith Martin, Esquire
Walsh Colucci

PCA-1996-MV-037-5 - SOUTH STATION LLC

1. Linwood Gorham
President, Lorton Federation
6036 Chapman Road
Lorton, VA 22079

PLANNING COMMISSION MEETING AGENDA

Wednesday, July 25, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2001-MV-010	Ivy Development, L.C.	Jim Albright	Rec. approval
SE-01-M-017	Enterprise Leasing Co.	Tracy Swagler	Rec. approval
RZ-2000-MV-051	Landmark Property Dev.	Cathy Lewis	Rec. approval
RZ-2001-SP-009	Rosewood Bldg. & Dev. LLC	Fran Burns	Rec. approval
RZ-2001-SP-007	Rosewood Bldg. & Dev. LLC	Fran Burns	Rec. approval
FDPA-86-L-073-4	Fairfax County School Board	Cathy Lewis	Approved
SE-01-Y-015	Redwood Comm. Real Estate	Fran Burns	Deferred d/o to 9/6/01
 SCHEDULED DECISIONS			
SE-00-S-038 (Mount Vernon)	Jagdish Berry	Fran Burns	Rec. denial

PLANNING COMMISSION AGENDA
WEDNESDAY, JULY 25, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

SE-01-M-017 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR - Appl. under Sect. 4-804 of the Zoning Ord. to permit a vehicle sales, rental & ancillary service establishment on prop. located at 5666 Columbia Pi. on approx. 1.58 ac. zoned C-8, CR, HC & SC. Tax Map 61-2((1))83, 84 & 84A. MASON DISTRICT.

RZ-2001-MV-010/FDP-2001-MV-010 - IVY DEVELOPMENT, L.C. - Appls. to rezone from R-1 to PDH-3 to permit resident. dev. at a density of 2.96 du/ac & approval of the conceptual & final dev. plans on prop. located on the W. side of Rolling Rd., approx. 250 ft. N. of the intersect. of Pohick Rd. & Rolling Rd. on approx. 5.07 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-4((1))14 & 15. MT. VERNON DISTRICT.

RZ-2000-MV-051/FDP-2000-MV-051 - LANDMARK PROPERTY DEVELOPMENT, LLC - Appls. to rezone from C-8, R-2 & HC to PDH-16 & HC to permit resident. dev. at a density of 13.29 du/ac & approval of the conceptual & final dev. plans on prop. located generally in the S.E. quadrant of the intersect. of Skyview Dr. & Manor Dr. on approx. 14.23 ac. Comp. Plan Rec: Retail & Res. at 2-3 du/ac w/option for Res. at 14-16 du/ac. Tax Map 101-3((1))40, 41-43; 101-3((10))1, 2, 3, 4, 5, 6 pt., 7 pt., 8, 9 & 10 pt.; 101-3((11))2-10 & 101-3((1))39A. MT. VERNON DISTRICT (FORMERLY LEE DISTRICT).

RZ-2001-SP-009 - ROSEWOOD BUILDING & DEVELOPMENT, L.L.C. - Appl. to rezone from R-1 to R-3 to permit resident. dev. at a density of 1.96 du/ac on prop. located in the N.W. quadrant of the intersect. of Silverbrook Rd. & Bayberry Ridge Rd. on approx. 4.10 ac. Comp. Plan Rec: .5-1 du/ac. (Pending Plan Amendment S01-III-P1 to permit 2-3 du/ac). Tax Map 97-4((2))8-11. SPRINGFIELD DISTRICT.

RZ-2001-SP-007 - ROSEWOOD BUILDING & DEVELOPMENT, L.L.C. - Appl. to rezone from R-1 to R-3 to permit cluster resident. dev. at a density of 2.38 du/ac on prop. located on the N. side of Silverbrook Rd, approx. 550 ft. W. of its intersect. w/Bayberry Ridge Rd. on approx. 8.89 ac. Comp. Plan Rec: .5-1 du/ac. (Pending Plan Amendment S01-III-P1 to permit 2-3 du/ac). Tax Map 97-4((1))14; 97-4((2))1-6. SPRINGFIELD DISTRICT.

FDPA-86-L-073-4 - FAIRFAX COUNTY SCHOOL BOARD - Appl. to amend the final dev. plan for RZ-86-L-073 previously approved for a public school to permit site modifications on prop. located on the E. side of Morning View La., approx. 1,000 ft. S. of its intersect. w/John Thomas Dr. on approx. 18.50 ac. zoned PDH-4 & NR. Tax Map 99-2((10))H. LEE DISTRICT.

SE-01-Y-015 - REDWOOD COMMERCIAL REAL ESTATE SERVICES, L.C. - Appl. under Sect. 4-204 of the Zoning Ord. to permit a drive-in bank on prop. located betw. Centreville Rd. & Old Centreville Rd. at the W. terminus of Singleton's Way on approx. 36,913 sq. ft. of land zoned C-2 & WS. Tax Map 65-2((1))14B. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 25, 2001**

DECISION ONLY: SE-00-S-038 - JAGDISH BERRY (P/H held on 3/28/01) (Mt. Vernon)

**SE-01-M-017 - ENTERPRISE LEASING CO.
DEVELOPMENT**

RZ/FDP-2001-MV-010 - IVY

1. Charles Holmes
Address unknown

FDPA-86-L-073-4 - FX. CO. SCHOOL BOARD **SE-01-Y-015 - REDWOOD COMMERCIAL
REAL ESTATE SERVICES**

RZ-2001-SP-007 - ROSEWOOD BUILDING & DEVELOPMENT, LLC
RZ-2001-SP-009 - ROSEWOOD BUILDING & DEVELOPMENT, LLC

1. Tom Moore
Address unknown

RZ/FDP-2000-MV-051 - LANDMARK PROPERTY DEVELOPMENT

1. Janice Harris
Address unknown

PCA/FDPA-1996-LE-034 - DPWES/KINGSTOWNE LIBRARY
PCA-82-L-030-11- DPWES/KINGSTOWNE LIBRARY
FDPA-82-L-030-8- DPWES/KINGSTOWNE LIBRARY

Affidavit problem-deferred to 7/26/01

PLANNING COMMISSION MEETING AGENDA

Thursday, July 26, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2001-MV-011	LCOR/JV Acquisition LLC	Cathy Belgin	Rec. approval
SEA-88-V-023	LCOR/JV Acquisition LLC	Cathy Belgin	Rec. approval
SEA-97-M-032	CA Fairfax, LLC	Amy Parker	Rec. approval
CDPA/FDPA-87-P-108	David Talton	Kris Abrahamson	Rec. approval
SE-01-P-016	City of Falls Church/DPWES	Chuck Burham	Rec. approval
2232-P01-7	City of Falls Church/DPWES	Chuck Burham	Approved
SEA-80-P-078-11	INOVA Health Care Services	Mary Ann Godfrey	Rec. approval
FDPA-82-P-069-10-3	Bldg. IV & V Associates L.P.	Amy Parker	Approved
PCA/FDP-1996-LE-034	DPWES	Peter Braham	Rec. approval
PCA-82-L-030-11	DPWES	Peter Braham	Rec. approval
FDP-82-L-030-8	DPWES	Peter Braham	Rec. approval

SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
2232-P00-13	Bell Atlantic Mobile, Inc.	Pam Nee	Denied
RZ-2001-PR-004	Larry and Carol Boehly	Chuck Burnham	Rec. approval
RZ-2001-SU-003	Pulte Home Corporation	Amy Parker	Rec. approval
RZ/FDP-1999-PR-029	Coscan Washington, Inc.	Cathy Lewis	Rec. denial

PLANNING COMMISSION AGENDA
THURSDAY, JULY 26, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

SEA-97-M-032 - CA FAIRFAX, LLC - Appl. under Sect. 3-304 of the Zoning Ord. to amend SE-97-M-032 previously approved for a private school of general education & nursery school w/ an enrollment of 100 or more students daily to permit modification of dev. conditions on prop. located on the W. side of Glen Forest Dr., approx. 350 ft. N. of its intersect. w/Leesburg Pi. on approx. 2.21 ac. zoned R-3 & HC. Tax Map 61-2((1))26. MASON DISTRICT.

RZ-2001-MV-011/FDP-2001-MV-011 - LCOR/JV ACQUISITION L.L.C. - Appls. to rezone from C-3 to PRM to permit resident. dev. w/an overall FAR of 3.0 & approval of the conceptual & final dev. plans on prop. located on the N. side of Huntington Ave., E. of Metroview Pkwy. on approx. 3.43 ac. Comp. Plan Rec: Office w/option for resident. Tax Map 83-1((1))53A. (Concurrent w/SEA-88-V-023.) MT. VERNON DISTRICT.

SEA-88-V-023 - LCOR/JV ACQUISITION L.L.C. - Appl. under Sect. 2-904 of the Zoning Ord. to amend SE-88-V-023 previously approved for uses in a floodplain to permit additional fill on prop. located at 2430 Huntington Ave. on approx. 3.43 ac. zoned PRM. Tax Map 83-1((1))53A. (Concurrent w/RZ/FDP-2001-MV-011.) MT. VERNON DISTRICT.

SE-01-P-016 - CITY OF FALLS CHURCH, DEPT. OF ENVIRONMENTAL SERVICES – PUBLIC UTILITIES DIVISION - Appl. under Sect. 3-104 of the Zoning Ord. to permit water storage & pumping facilities on prop. located at 2314 Gallows Rd. on approx. 1.14 ac. zoned R-1. Tax Map 39-4((1))25. (Concurrent w/2232-P01-7.) PROVIDENCE DISTRICT.

2232-P01-7 - CITY OF FALLS CHURCH, DEPT. OF ENVIRONMENTAL SERVICES – PUBLIC UTILITIES DIVISION - Appl. under Sect. 15.2-2232 of the Code of VA to permit water storage & pumping facilities on prop. located at 2314 Gallows Rd. on approx. 1.14 ac. zoned R-1. Tax Map 39-4((1))25. (Concurrent w/SE-01-P-016.) PROVIDENCE DISTRICT.

2232-P00-13 - BELL ATLANTIC MOBILE, INC. - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of VA. to establish a telecommunications facility, consisting of a 100-ft. tall monopole, panel antennas, & equipment shelter, w/in the VDOT right-of-way near I-66 & Grovemore Lane in Merrifield. Tax Map 49-1 (VDOT right-of-way.) PROVIDENCE DISTRICT. (DECISION ONLY.)

SEA-80-P-078-11 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 3-1204 of the Zoning Ord. to amend SE-80-P-078 previously approved for a medical care facility to permit bldg. additions & site modifications, including relocation of the helipad on prop. located at 3300

Gallows Rd. on approx. 59.10 ac. zoned R-12. Tax Map 49-3((1))136C, 136C1; 59-2((1)) 1A pt., 1B pt., 1C pt., 1D & 1E. PROVIDENCE DISTRICT.

FDPA-82-P-069-10-3 - BUILDING IV ASSOCIATES L.C. & BUILDING V ASSOCIATES L.P. - Appl. for the third amend. to the tenth final dev. plan for RZ-82-P-069 to permit office dev. w/an overall FAR of 0.54 on prop. located on the N. side of Fair Lakes Ci. at its intersect. w/the Fairfax Co. Pkwy. on approx. 14.22 ac. zoned PDC & WS. Tax Map 55-2((1)) 11B & 11C. SPRINGFIELD DISTRICT (FORMERLY SULLY DISTRICT.)

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 26, 2001**

DECISIONS ONLY: 2232-P00-13 - BELL ATLANTIC MOBILE, INC. (P/H held on 5/11/00)
RZ/FDP-1999-PR-029, COSCAN WASHINGTON, INC. (P/H on 7/12/01)
RZ-2001-SU-003 - PULTE HOME CORP. (P/H on 7/19/01)
RZ-2001-PR-004 - LARRY & CAROL BOEHLY (P/H on 5/31/01)

FEATURES SHOWN:

Lee FS-L00-128 - Sprint PCS - 6350 Walker Lane
Mason FS-M01-39 - Nextel - 5225 Backlick Road
 FSA-M00-78-1 - Verizon - 6455 Stephenson Way
Providence FS-P01-41 - Air Band Communications - 1751 Pinnacle Drive

RZ/FDP-2001-MV-011 - LCOR/JV ACQUISITION

SEA-88-V-023 - LCOR/JV ACQUISITION

1. Barbara Katz
7317 Stafford Road
Alexandria, VA 22307
2. Michael Fuchs
Heatherwood Court
Alexandria, VA

CDPA/FDPA-87-P-108 - DAVID N. TALTON

1. Mary Sue Lyons (Statement read by Norma Bawer)
2905 Gretna Place
Vienna, VA 22181
2. Norma Bawer
9927 Bickley Court
Vienna, VA 22181
3. Brendan Bunn, Esquire
Williamsburg Commons HOA
9990 Lee Highway, Suite 450
Fairfax, VA 22030

PCA/FDPA-1996-LE-034 - DPWES/KINGSTOWNE LIBRARY

PCA-82-L-030-11- DPWES/KINGSTOWNE LIBRARY

FDPA-82-L-030-8- DPWES/KINGSTOWNE LIBRARY

No speakers

**PLANNING COMMISSION AGENDA/SPEAKERS LIST
THURSDAY, JULY 26, 2001**

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SEA-97-M-032 - CA FAIRFAX, LLC

1. Karen Michalowicz
5855 Glen Forest Drive
Falls Church, VA 22041
2. Ruth Hope
Glen Forest Community Association
3327 Pensa Drive
Falls Church, VA 22041
3. Irene Shuman
5861 Glen Forest Drive
Falls Church, VA 22041

SEA-80-P-078-11 - INOVA HEALTH CARE

SE-01-P-016 - CITY OF FALLS CHURCH, DPWES
2232-P01-7 - CITY OF FALLS CHURCH, DPWES

FDPA-82-P-069-10-3 - BUILDING IV & BUILDING V ASSOCIATES LP (Springfield)